

32 Northfield Way, Kingsthorpe, Northampton, NN2 8AN
£230,000 Freehold

A modern, nicely presented two bedroom property situated in the sought after location of Kingsthorpe close to local amenities. The property briefly comprises of a welcoming porch leading to the open plan living room / kitchen, with French doors opening on to the south facing rear garden. To the first floor you will find two well-proportioned bedrooms and the family bathroom. Further benefits include double glazing throughout, allocated off-road parking and no onward chain. For more information, and to book your viewing, please call Jackson Grundy in Kingsthorpe on (01604 722197) EPC Rating B. Council Tax Band B.

Well Presented Throughout | Semi-Detached | Two Bedrooms | Open Plan Living | Off Road Parking | No Chain

modern marketing · traditional values

ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing. Laminate flooring. Door to:

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

OPEN PLAN LIVING KITCHEN 6.73m x 3.73m (22'1 x 12'3)

Double glazed window to front elevation. Two radiators. Kitchen area fitted with a range of wall, base and drawer units with work surfaces over. Integrated white goods. Stainless steel sink unit. Integrated cooking appliances. Laminate flooring. Double doors to rear garden.

WC

Radiator. Suite comprising low level WC and wash hand basin. Laminate flooring.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 2.36m x 3.73m (7'9 x 12'3)

Double glazed window to rear elevation. Radiator.

BEDROOM TWO 2.36m x 3.73m (7'9 x 12'3)

Two double glazed windows to front elevation. Radiator. Integrated storage.

BATHROOM 1.83m x 1.68m (6'0 x 5'6)

Double glazed window to side elevation. Heated towel rail. Suite comprising bath with over head shower, WC and wash hand basin. Laminate flooring. Partially tiled. Extractor fan.

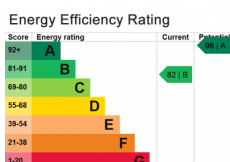
OUTSIDE

FRONT GARDEN

Parking space.

REAR GARDEN

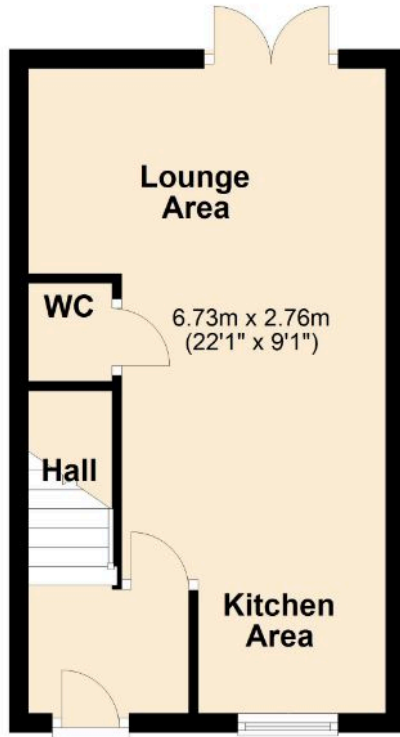
A south facing garden which is mainly laid to lawn. Enclosed by timber fencing with gated side access.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

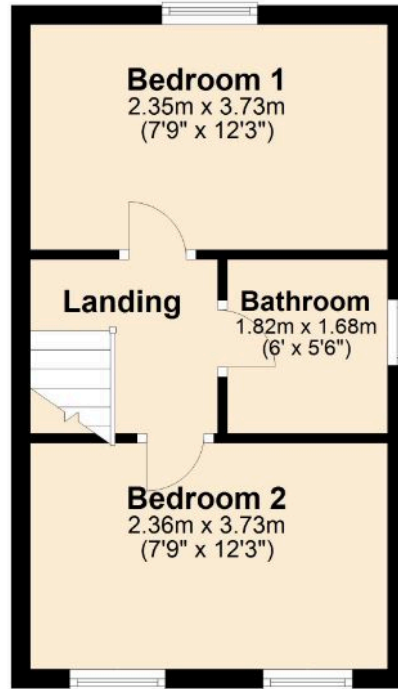
Ground Floor

Approx. 25.5 sq. metres (275.0 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.5 sq. feet)



Total area: approx. 50.7 sq. metres (545.4 sq. feet)



LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

32 Northfield Way, Kingsthorpe, Northampton NN2 8AN
£230,000 Freehold

